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THE CORPORATION OF THE CITY OF WINDSOR

MBA/12724

**IN THE MATTER OF *THE ONTARIO HERITAGE ACT*
AND IN THE MATTER OF THE LANDS AND PREMISES KNOWN AS
1586-98 WYANDOTTE STREET EAST IN THE CITY OF WINDSOR
IN THE PROVINCE OF ONTARIO**

NOTICE OF INTENTION TO DESIGNATE

REGISTERED MAIL

**ONTARIO HERITAGE TRUST
10 ADELAIDE STREET EAST
TORONTO, ON M5C 1J3**

TAKE NOTICE THAT the Council of the Corporation of the City of Windsor intends to designate the property, including lands and buildings known as 1586-98 Wyandotte Street East as a property of architectural and/or historical value or interest under Part IV of *The Ontario Heritage Act*.

**Statement of Significance/Reasons for Designation
1586-98 Wyandotte Street East
Plan 359 Lots 132 & 133**

Description of Historic Place

The Imperial Bank of Canada Walkerville branch building was constructed in 1927. It is designed in the Stripped Classical Art Deco style, featuring classical decorative motifs including simplified pilasters and entablatures, using red brick with contrasting limestone materials, and geometric motifs like herringbone brickwork and the Imperial Bank of Canada medallion. The building is an example of bank designed by influential Canadian bank architects Langley & Howland. The subject property is a physical remnant of the Imperial Bank of Canada's presence in the Border Cities Region and reflects the economic prosperity of the Town of Walkerville and its commercial areas. The building continues to support the heritage Main street character of Wyandotte Street East within the Walkerville Area and serves as a prominent landmark on the corner of Lincoln Road.

Cultural Heritage Value or Interest

Design or Physical Value:

The two storey building is designed in a simplistic Stripped Classical Art Deco architectural style. Faced with red brick with contrasting Indiana limestone pilasters anchored by stone base and trim, the building reflects the basic elements of classicism in its symmetry, rectangular massing, flat roof, and basic use of classical decorative motifs. The simplified pilasters and entablatures result in its linear and two-dimensional appearance. The building features a low-peaked rectilinear pediment in the corner, and classical cornices with dentil moulding and copper eaves throughout the street-facing facades. Stretcher brick with varying recesses and soldier lintel bricks provide articulation to the facade. The geometrical motif common in Art Deco appears in its use of herringbone brickwork between the second and ground floor window, and the Imperial Bank of Canada logo in the low-relief medallion. The original storefront design is retained along Lincoln Road with transom windows in grid pattern and display windows with wood casements.

Historical or Associative Value:

The Imperial Bank of Canada (IBC), a prominent bank of its time, located a branch in Walkerville during the tremendous growth the Border Cities Region was experiencing. The high investment in the cost of construction for this 1927 Walkerville branch shows the confidence that the bank had in the community and the general prosperity of the Town of Walkerville. The building serves as a historical remnant of IBC in the Border Cities Region.

The IBC building was designed by prominent Toronto architects Charles Edward Langley and William Ford Howland. Langley & Howland enjoyed a successful partnership for over thirty years from 1907 to 1941 and designed numerous residential, commercial, industrial, institutional and ecclesiastical works. They were also significant Canadian banks, having been commissioned by three banks (Molson Bank between 1910-14, Sterling Bank between 1916-20 and Imperial Bank between 1923-31) to design buildings across Ontario and in Quebec. Many of their IBC designs were similar and incorporated classical elements in modest sites. The subject property is the only known work designed by them in Southwest Ontario and is unique in that it is the only listed work where the pilasters are constructed of stone instead of red brick.

Contextual Value:

The subject property reflects the prosperity of the former Town of Walkerville in its high quality architecture. It also reflects the supremacy of Wyandotte Street East as the commercial area for the Town since the early twentieth century, where the IBC building was located along with several other banks. The varieties of uses of the building throughout the years highlight the evolution of the commercial uses in the Walkerville area and mixed-use nature of the current Walkerville Business Improvement Area shopping district where one could meet all of the needs within the span of a few blocks. The subject property supports the commercial street frontages, many of which consists of heritage buildings, and contribute to the heritage Main street character of the neighbourhood. The IBC is a landmark situated on the prominent southwest corner of commercial Main street Wyandotte Street East and Lincoln Road. It is located near the boundary of what was formerly the dividing line between Windsor and Walkerville.

Character Defining Elements:**Exterior features that contribute to the design or physical value of the Imperial Bank of Canada:**

- Built in 1927
- Two storey building primarily constructed of red brick and limestone in Stripped Classical Art Deco architectural style
 - Symmetrical rectangular massing with flat roof
 - Rectilinear pediment lined with copper eaves
 - Classical entablature consisting of cornices and dentil mouldings
 - Stretcher red brick with varying recesses
 - Classical limestone pilasters anchored with stone caps and base
 - Window openings with lintel red bricks and stone sill
 - Herringbone brickwork design between second and ground floor windows
 - Front corner low-peaked pediment with stone facade and limestone pillars
 - Imperial Bank of Canada medallion in low-relief
 - Traditional storefront with transom windows in grid pattern and large display window with wood casements
 - Wood doors, trim and casements on the ground floor openings facing Lincoln Road



Features that contribute to the historical or associative value of the Imperial Bank of Canada:

- Historical remnant of the Imperial Bank of Canada in the Border Cities Region
- Reflects the rapid growth of the Border Cities in the early decades of twentieth century and its attraction to banking institutions
- An example of bank designed by prominent Toronto architects and significant Canadian bank architects Charles Edward Langley and William Ford Howland

Features that contribute to the contextual value of the Imperial Bank of Canada:

- Reflects the prosperity of the Town of Walkerville and its commercial area with its quality architecture
- Supports the continuous commercial street frontage consisting of many heritage buildings, along the Wyandotte Street East Main street
- Landmark located at the northwest corner of Wyandotte Street East and Lincoln Road, near the boundary of former municipalities of Windsor and Walkerville

Any person may, within thirty days of the publication of this notice, send by registered mail or deliver to the Clerk of the City of Windsor notice of his or her objection to the proposed designation together with a statement of the reasons for the objection and all relevant facts. If such a Notice of Objection is received, the Council of the Corporation of the City of Windsor shall refer the matter to the Conservation Review Board for a hearing.

DATED at Windsor, Ontario this 20th day of March 2017
Steve Vlachodimos, Deputy City Clerk & Senior Manager of Council Services

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Deputy City Clerk & Senior Manager of Council Services

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